

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
October 28th, 2015**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of October 14th, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY NOVEMBER 24, 2015:**

3. **Final Decision** to adjust the corner side setback abutting the street to 10' (15' required), for wood-roofed terrace. Property located at 201 East 44 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Zunilda M. Cartaya Alvarez
Tabled Item from October 14, 2015

HIALEAH PLANNING AND ZONING BOARD MEETING October 28th, 2015

4. **Final Decision** to adjust the rear setback to 17.24' (20' required), for proposed terrace. Property located at 4215 West 5 Lane, Hialeah, zoned R-1 (One Family District).

Applicant: Jorge L. Estevez & Barbara Estevez

Planners Recommendation: Approve with conditions

Tabled Item from October 14, 2015

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY NOVEMBER 10, 2015:

5. **Conditional Use Permit** to allow the expansion of an existing pre-school (Bay 12), for a proposed incorporation of a Kindergarten, within the M-1 zoning district. Property located at 2800 West 84 Street, Bay 12, Hialeah.

Applicant: Cary Gonzalez Abreu

Tabled Item from September 9th 23rd & October 14th 2015

Planners Recommendation: Remain Tabled (No Action)

6. **Rezoning** from R-1 (One Family District) to R-3-3 (Multiple Family District). Property located at 382 West 38 Street, Hialeah.

Applicant: Alejandro Vilarello, P.A.

7. **Rezoning** from M-1 (Industrial District) to R-3-5 (Multiple Family District). Property located at 295 West 79 Place, Hialeah.

Applicant: Alejandro Vilarello, P.A

8. **Variance** permit to allow a rear setback of 10.7' (15' required). Property located at 445 East 25 Street, Hialeah, zoned C-2 (Liberal Retail Commercial).

Applicant: Melissa Tapanes Llahues on behalf of Leon Medical Centers, Inc.

9. **Variance** permit to allow 13 off-street parking spaces and 4 on-street parking spaces, for a total of 17 parking spaces, where a total of 20 parking spaces are required. Property located at 802 East 25 Street, Hialeah, zoned C-3 (Extended Liberal Commercial).

Applicant: BankUnited NA

10. **Variance** permit to allow south side setback of 1.40' (minimum of 5.1' required), for additions and allow 6 parking spaces (7 required) all backing-out into the street (only allowed in low density residential districts). Property located at 4798 East 10 Lane, Hialeah, zoned M-1 (Industrial District).

Applicant: Rogelio De La Rosa & Aurora

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. Old Business.

12. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.